

027.0

0003

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

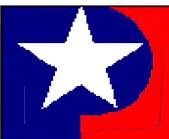
950,300 / 950,300

USE VALUE:

950,300 / 950,300

ASSESSED:

950,300 / 950,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
56-58		WINTER ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MAKSOUDIAN KRIKOR/TRUSTEE	
Owner 2:	MAKSOUDIAN FAMILY TRUST	
Owner 3:		

Street 1: 58 WINTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MAKSOUDIAN KRIKOR -

Owner 2: -

Street 1: 58 WINTER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2711 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5953	Sq. Ft.	Site			0	80.	1.01	1									478,874						478,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5953.000	466,300	5,100	478,900	950,300		18689
							GIS Ref
							GIS Ref
							Insp Date
							10/06/17

PREVIOUS ASSESSMENT								Parcel ID	027.0-0003-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	466,300	5100	5,953.	478,900	950,300		Year end	12/23/2021
2021	104	FV	444,700	5100	5,953.	478,900	928,700		Year End Roll	12/10/2020
2020	104	FV	444,900	5100	5,953.	478,900	928,900	Year End Roll	12/18/2019	
2019	104	FV	344,300	5100	5,953.	508,800	858,200	858,200	Year End Roll	1/3/2019
2018	104	FV	344,300	5100	5,953.	371,100	720,500	720,500	Year End Roll	12/20/2017
2017	104	FV	322,400	5100	5,953.	323,200	650,700	650,700	Year End Roll	1/3/2017
2016	104	FV	322,400	5100	5,953.	275,400	602,900	602,900	Year End	1/4/2016
2015	104	FV	286,500	5100	5,953.	269,400	561,000	561,000	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
MAKSOUDIAN KRIK	62184-269	7/5/2013	Convenience		1 No No
	13069-123	10/4/1976			57,000 No No
					Azadouhie Maksoudian dod 7/16/1986

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
10/6/2017									10/6/2017	Inspected	BS	Barbara S						
9/30/2017									9/30/2017	MEAS&NOTICE	KB	Kevin B						
1/13/2009									1/13/2009	Meas/Inspect	294	PATRIOT						
4/14/2000									4/14/2000	Inspected	263	PATRIOT						
4/5/2000									4/5/2000	Measured	263	PATRIOT						
8/17/1993									8/17/1993		PC	PHIL C						

 Sign: VERIFICATION OF VISIT NOT DATA

